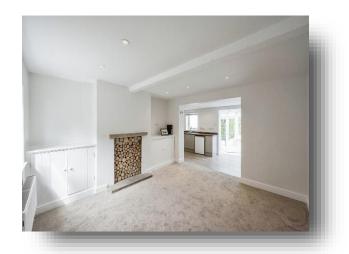


**Church Street, Bawtry Doncaster DN10 6HR** 

## welcome to

# **Church Street, Bawtry Doncaster**

COSY CHARACTER COTTAGE, available with NO ONWARD CHAIN. BEAUTIFULLY RENOVATED and offering STYLISH accommodation and PRIVATE GARDEN plus OFF ROAD PARKING with electric car charging point. Viewing highly recommended.













#### **Ground Floor Accommodation**

## **Living Area**

11' 8" x 11' 7" MAX ( 3.56m x 3.53m MAX )
Accessed via a front facing entrance door and offering a feature fireplace, two low level built in cupboards, central heating radiator, spotlights to the ceiling, front facing double glazed window, carpet and is open to the kitchen/dining room and conservatory beyond.

## **Dining/Kitchen Area**

15' x 8' 3" ( 4.57m x 2.51m )

Fitted with a range of modern wall and base units with complimentary worktops and incorporating a built in oven and hob with extractor fan, stainless steel sink and drainer, new Worcester Bosch boiler with an 8 year guarantee, space for a fridge freezer and washing machine. Kitchen has a useful understairs cupboard, central heating radiator, laminate flooring, rear facing double glazed window and is open to the conservatory.

## Conservatory

Flooding the rest of the cottage with light this beautiful spacious conservatory brings the garden in. Fitted with carpet, central heating radiator and having French doors out to the rear garden.

#### **First Floor Accommodation**

## Landing

#### **Bedroom One**

11' 9" x 9' 9" ( 3.58m x 2.97m )

Double bedroom with two built in cupboards, loft access, central heating radiator, spotlights to the ceiling and front facing double glazed window.

#### **Bedroom Two**

8' 6" x 6' 7" ( 2.59m x 2.01m )

Single bedroom with central heating radiator and rear facing double glazed window.

#### **Bathroom**

Fitted with a white three piece bathroom suite comprising bath with shower overhead, basin, WC and having a built in cupboard and central heating radiator and rear facing double glazed window with obscure glass.

#### **Externally**

To the rear of the property is a low maintenance private garden, fully enclosed and mainly laid with decorative pebbles. There are raised borders filled with plants and shrubs and a paved pathway leads to the rear pedestrian access gate where off road parking for up to two cars, complete with electric car charger is located.





## welcome to

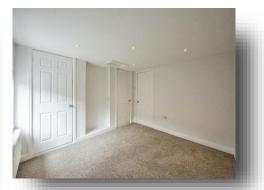
# **Church Street, Bawtry Doncaster**

- Town Centre Location
- Beautiful Character Cottage
- Well Presented and Renovated Throughout
- Two Bedrooms
- Off Street Parking

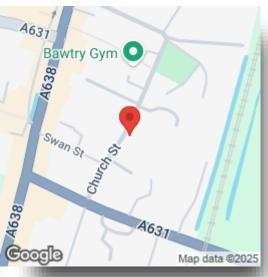
Tenure: Freehold EPC Rating: C

£235,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BWY107611



Property Ref: BWY107611 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.